

108.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

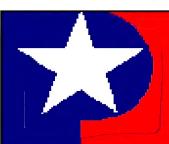
766,800 / 766,800

USE VALUE:

766,800 / 766,800

ASSESSED:

766,800 / 766,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		LAWRENCE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HAUGHTON DOMINQUE-ETAL

Owner 2: HAUGHTON JONATHAN

Owner 3:

Street 1: 11 LAWRENCE LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .221 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 2078 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9637		Sq. Ft.	Site		0	70.	0.74	5									496,377						496,400	

Total AC/HA: 0.22124

Total SF/SM: 9637

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 496,377

Spl Credit

Total: 496,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5	- Cape			Full Bath: 2	Rating: Average			TQS GAS HEAT.											
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Fair														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1											
Color: BLUE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue: 1	Rating: Average			Upper											
Grade: C	- Average			CONDOS INFORMATION				Lvl 2											
Year Blt: 1954	Eff Yr Blt:							Lvl 1											
Alt LUC:	Alt %:							Lower											
Jurisdct:	Fact: .							Totals				RMs: 6	BRs: 4	Baths: 2	HB				
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV	- Average			31. %	Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wal 2	- Plaster			Functional:				%	Interior:	1	6	4							
Sec Int Wall:				Economic:				%	Additions:										
Partition: T	- Typical			Special:				%	Kitchen:										
Prim Floors: 3	- Hardwood			Override:				%	Baths:										
Sec Floors:				Total:			31 %	Plumbing:											
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:											
Subfloor:				COMPARABLE SALES				Heating:											
Bsmnt Gar: 1				Basic \$ / SQ: 110.00				General:											
Electric: 3	- Typical			Size Adj: 1.23268580															
Insulation: 2	- Typical			Const Adj: 0.99989998															
Int vs Ext: S				Adj \$ / SQ: 135.582															
Heat Fuel: 1	- Oil			Other Features: 94729															
Heat Type: 1	- Forced H/Air			Grade Factor: 1.00															
# Heat Sys: 1				NBHD Inf: 1.00000000															
% Heated: 100				NBHD Mod:															
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00															
% Com Wal	% Sprinkled			Adj Total: 391866															
				Depreciation: 121478															
				Depreciated Total: 270388															
MOBILE HOME				WtAv\$/SQ:	AvRate:			Ind.Val											
Make:																			
Model:																			
Serial #:																			
Year:																			
Color:																			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 108.0-0002-0004.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	8 X 10	A	AV	1990	0.00	T	23.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:							